

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... Paden Dunagan

**Request** ..... Amend conditions of zoning

**Proposed Use** ..... Industrial uses

**Size** ..... 59.62± acres

**Zoning** ..... Heavy Industrial (I-2)

**Location** ..... **0 & 2010 Candler Road** | Tax Parcels 15031A  
000001 & 000002

**Commission District** ..... Three

**Planning Commission Date** ..... February 17, 2025

**Staff Recommendation** ..... **Approval, with conditions**, as the proposed use  
is consistent with the Employment Corridor  
land use designation in the Comprehensive  
Plan.

**Record Number**.....HZCU24-0062

**Planning Commission Recommendation** .....**Approval, with conditions**

**Vote: 4-0 (Varner absent)**

**Planning Commission Conditions:**

1. The property shall be developed in accordance with the site plan dated December 18, 2024, and as described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. The internal drive shall be paved with asphalt or concrete; graded aggregate base (GAB) may be used for the outdoor storage and parking areas around each building subject to final review and approval of the Hall County Engineering Department and Fire Marshal.
4. Any building proposed within the 300 foot limits of the Gateway Corridors Overlay District (GCOD) shall comply with GCOD architectural standards. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.

5. Outdoor storage may be permitted outside of the 300 foot GCOD limits only if it is screened from view from Candler Road with a 6-foot tall opaque fence. Screening is subject to final review and approval by the Director of Planning and Zoning or their designee.
6. There shall be a 25 foot wide undisturbed buffer adjacent to the right-of-way of Candler Road. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
7. A 50 foot wide landscape buffer, undisturbed or planted, shall be required along all property lines abutting property zoned for agricultural or residential use. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
8. Retroactive building permits shall be obtained for all structures currently on-site that do not currently have a commercial building permit. Final determination is subject to the Hall County Building Official or their designee. No new buildings shall be permitted for the development until all retroactive permits have been obtained.
9. No business license shall be approved for the property until the site is brought into compliance with county permitting requirements.
10. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
11. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

#### **Excerpts from the minutes of the February 17, 2025 meeting**

##### **Applicant's Presentation:**

**Katie Greenway, Planning and Zoning Administrator**, presented a summary of the request.

**James Irvin, 164 Professional Drive, Baldwin** presented the request. The applicant is requesting to amend conditions of zoning on a 59.62± acre tract zoned Heavy Industrial (I-2) and which falls within the Gateway Corridors Overlay District (GCOD) to allow additional office/warehouse buildings for industrial uses. The 8.81± acre parcel identified as 2010 Candler Road (tax parcel 15031A 000002) was rezoned in 2021 from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-II) to allow for a welding shop and trucking company. In 2023, the 49.05± acre parcel identified as 0 Candler Road (tax parcel 15031A 000001) was rezoned from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-II) to be included in the property where the welding business is located, subject to eleven conditions of zoning.

##### **Public Forum:**

**Sherry Evans, 5041 Weaver Road, Gainesville** spoke in opposition. Ms. Evans concerns include the potential increased traffic along Candler Road. The Planning Commission explained that Candler Road, also known as Highway 60, is controlled by GDOT, and all traffic decisions will be considered by that agency.

**Planning Commission Comments:**

Mr. Hunt asked if the applicant was preparing site plans for the proposed 6,000 square foot buildings. The applicant stated that they are working to prepare site plans for the existing two buildings and the zoning request was the beginning of the process for the buildings to be permitted correctly. Mr. Hunt brought up that construction continues to occur on the property. The applicant stated that the first step would be to prepare a survey of the disturbed area so that they can begin to bring the property into compliance. Mr. Braswell asked for clarification on the requested amendments. The applicant stated they wished to modify condition 1 to refer to the current site plan instead of the approved 2021 site plan. The applicant stated that condition 7 discusses the driveway to the welding business. Due to the welding business being relocated to a different property, they are requesting that condition be amended as well. Mr. Braswell and Mr. Irvin further discussed the driveway materials and that it will be paved approximately 800 feet, leading to the outdoor storage areas. Mr. Hunt asked if the driveway would be to county standards. The applicant explained they were not intending for this to be a road and the driveway would not have a cul-de-sac but the storage yard would have turn-around capabilities. Ms. Garmon stated that these plans would be subject to the land disturbance permitting process which would include review by both Hall County Engineering and the Fire Marshal, ensuring the driveway meets all Hall County standards.

***Motion: A motion to approve, with conditions was made by Stan Hunt and seconded by Frank Sosebee. Vote: 4-0 (Varner absent)***

Conditions:

1. The property shall be developed in accordance with the site plan dated December 18, 2024, and as described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. The internal drive shall be paved with asphalt or concrete; graded aggregate base (GAB) may be used for the outdoor storage and parking areas around each building subject to final review and approval of the Hall County Engineering Department and Fire Marshal.
4. Any building proposed within the 300 foot limits of the Gateway Corridors Overlay District (GCOD) shall comply with GCOD architectural standards. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.
5. Outdoor storage may be permitted outside of the 300 foot GCOD limits only if it is screened from view from Candler Road with a 6-foot tall opaque fence. Screening is subject to final review and approval by the Director of Planning and Zoning or their designee.

6. There shall be a 25 foot wide undisturbed buffer adjacent to the right-of-way of Candler Road. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
7. A 50 foot wide landscape buffer, undisturbed or planted, shall be required along all property lines abutting property zoned for agricultural or residential use. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
8. Retroactive building permits shall be obtained for all structures currently on-site that do not currently have a commercial building permit. Final determination is subject to the Hall County Building Official or their designee. No new buildings shall be permitted for the development until all retroactive permits have been obtained.
9. No business license shall be approved for the property until the site is brought into compliance with county permitting requirements.
10. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
11. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

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**Staff recommends APPROVAL of the applicant's request, with the following conditions:**

1. The property shall be developed in accordance with the site plan dated December 18, 2024, and as described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. The internal drive shall be paved with asphalt or concrete; graded aggregate base (GAB) may be used for the outdoor storage and parking areas around each building subject to final review and approval of the Hall County Engineering Department and Fire Marshal.
4. Any building proposed within the 300 foot limits of the Gateway Corridors Overlay District (GCOD) shall comply with GCOD architectural standards. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.

5. Outdoor storage may be permitted outside of the 300 foot GCOD limits only if it is screened from view from Candler Road. Screening is subject to final review and approval by the Director of Planning and Zoning or their designee.
6. There shall be a 25 foot wide undisturbed buffer adjacent to the right-of-way of Candler Road. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
7. A 50 foot wide landscape buffer, undisturbed or planted, shall be required along all property lines abutting property zoned for agricultural or residential use. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
8. Retroactive building permits shall be obtained for all structures currently on-site that do not currently have a commercial building permit. Final determination is subject to the Hall County Building Official or their designee. No new buildings shall be permitted for the development until all retroactive permits have been obtained.
9. No business license shall be approved for the property until the site is brought into compliance with county permitting requirements.
10. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
11. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

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**The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:**

1. **Section 6.2.5.A – Transitional Buffers** - Where an industrial zoning district abuts property zoned for residential or agricultural use, the minimum width shall be 50 feet.
  - The applicant has proposed a 15 foot wide vegetative buffer along tax parcel 15031A000055 and a 25 foot wide vegetative buffer on the remaining portion along the northern property boundary and the western property boundary of Lot 1. **This does not meet the standard.**
2. **Section 6.2.5.C.2.d – Parking Lot Design** - All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.

- The applicant proposes gravel surface for parking and outdoor storage areas around each building. **This does not meet the standard.**
3. **Section 6.2.6 – Architectural Standards** - Building materials used for all four sides of new or reconstructed buildings are restricted to the following:
- i. Brick.
  - ii. Natural stone such as granite, limestone, and marble or similar materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is prohibited.
  - iii. Split-face block/concrete masonry unit (CMU) is restricted to no more than 50 percent of the surface area of each side of a principal non-residential building.
  - iv. Stucco is restricted to 50 percent of the surface area of each side of a building.
  - v. Glass and glass block.
  - vi. Exposed concrete block, painted concrete block, metal, tilt/up and pre-cast concrete are prohibited materials for any exterior wall.
- The applicant has not submitted building renderings. The two existing buildings have metal siding. **This does not meet the standard.**

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### **Summary Analysis**

The applicant is requesting to amend conditions of zoning on a 59.62± acre tract zoned Heavy Industrial (I-2) and within the Gateway Corridors Overlay District (GCOD) to allow additional office/warehouse buildings for industrial uses.

The 8.81± acre parcel identified as 2010 Candler Road (tax parcel 15031A 000002) was rezoned in 2021 from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-II) to allow for a welding shop and trucking company. In 2023, the 49.05± acre parcel identified as 0 Candler Road (tax parcel 15031A 000001) was rezoned from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-II) to be included in the property where the welding business is located, subject to the following 11 conditions:

1. The development shall occur as depicted on the site plan dated April 14, 2021, and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at the time of permit application. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. No variances are granted as part of this request other than those specifically granted herein.
2. As the proposed structure crosses the common property line between the subject property tax parcel 15031A000001 and tax parcel 15031A000002 to the north, a combination plat shall be recorded prior to the approval of any development permits.
3. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
4. All parking and storage areas shall be paved with either asphalt or concrete, if located within the 300 feet that defines the Gateway Corridors Overlay District.
5. All plans for improvements and/or further development of the property shall be submitted for review and appropriate permits obtained.

6. All conditions of zoning shall be made part of any plats created for the property.
7. The extended driveway shall meet Gateway Corridors Overlay District standards for a minimum distance of 300 feet from the centerline of the road, as well as Georgia Department of Transportation requirements. The driveway paving (concrete or asphalt) shall extend the entire length of the drive from Candler Road to the parking area for the welding business.
8. The parking area shall either be paved with concrete or asphalt, or a combination of the two.
9. All signage within 300 feet of the centerline of Candler Road shall adhere to Gateway Corridors Overlay District standards.
10. Gateway Corridors Overlay District architectural standards shall not apply to the building, so long as the building is located at least 300 feet from the centerline of Candler Road.
11. All previous conditions of zoning set forth by the 2021 Board of Commissioners approval letter shall be repealed and are replaced by the zoning conditions herein.

In 2024, stop work orders were posted by the Public Works Department and the Building Inspections Department due to grading and construction of buildings without the required permits. There has been no resolution of these items to date.

The surrounding properties are zoned and developed as outlined below:

- North: Agricultural Residential 1 (AR-1), developed with a preschool that shares a driveway with the subject property (Business License records show that a preschool or private school has been operating on this parcel since 1996.)
- East: Heavy Industrial (I-1), Hall County landfill  
Suburban Shopping (S-S), developed with a gas station & shopping center
- South: Agricultural Residential 1 (AR-1), developed with a manufactured home park known as Candler East
- West: Agricultural Residential 1 (AR-1), larger parcels – some developed with single-family residences

The applicant requests to amend conditions 1 and 7 of the 2023 rezoning, specifically related to the site plan and driveway paving. The site layout will be reconfigured to subdivide the property into two separate building lots. Lot 1 will feature four buildings, each approximately 6,000 square feet, along with parking and outdoor storage. No development proposal has been provided for Lot 2. Access to Lot 1 will be provided via a shared driveway from Candler Road, which will be paved from the road to the outdoor storage area at the rear of the property. The applicant states that all parking and storage areas within the 300 foot boundary of the Gateway Corridors Overlay District will also be paved; however, no development other than the driveway is proposed within 300 feet of Candler Road.

Per the submitted site plan, the driveway to the site will serve both the proposed development of Lot 1 as well as the preschool at 2000 Candler Road (tax parcel 15031A000055). The site plan identifies a 15 foot wide buffer adjacent to the preschool and a 25 foot wide buffer along the remainder of the northern property boundary and the western property boundary of Lot 1. The site plan reflects a 10 foot wide landscape strip along the frontage of Candler Road. No development or transitional buffers are identified for Lot 2.

Water service is available from the City of Gainesville as described in a letter dated September 5, 2024, and sanitary sewer services will be provided by private septic systems.

Several exceptions from Gateway Corridors Overlay District (GCOD) standards are being requested. The development standards for the project are identified in the table below and compared to the GCOD requirements (6.2):

**GCOD Analysis**

<b><u>Standard</u></b>	<b><u>Compliance</u></b>	<b><u>Proposed Work</u></b>	<b><u>Notes</u></b>
6.2.5.A – Transitional buffers	Deficient	<p><b>LOT 1</b> 15 feet adjacent to 2000 Candler Road (tax parcel 15031A000055);</p> <p>25 feet along the remainder of the north property line abutting 1960 Candler Road (tax parcel 15031A000005)</p> <p>25 feet along the western property line abutting 2003 Lee Land Road (tax parcel 15031A000017).</p> <p><b>LOT 2</b> No buffers provided*</p>	A 50 foot transitional buffer is required along all property lines that abut property zoned for residential or agricultural use. No buffer is required along property lines abutting property zoned for commercial use.
6.2.5.B.2 – Other landscape and screening standards	Complies	10 foot wide landscape strip proposed along Candler Road.	Maintain mature landscaping and supplement as needed to meet GCOD standards.
6.2.5.C.2.d – Parking lot design	Deficient	Gravel surface proposed.*	All parking areas must be paved with asphalt, concrete or pervious materials.
6.2.5.D – Outdoor lighting	Unknown	Unknown*	Shall comply with GCOD standards.
6.2.6.B.317.420.050.H – Architectural standards for non-residential buildings	Deficient	Building materials not specified.*	The existing two buildings have metal siding. (Retroactive permits are required)
6.2.717.420.060 – Signs	Unknown	Unknown	Shall comply with GCOD standards.
Note: Items marked with an asterisk (*) do not conform to 6.2.5 or are unspecified in the application.			



**Based on the future land-use plan, staff finds that the request *is consistent* with the Comprehensive Plan and future land use designation of Employment Corridor.** The intent of the Employment Corridor is to enhance and maintain well-functioning, attractive corridors that facilitate vehicular traffic flow, serve local needs and coordinate land use patterns without encroaching on adjacent neighborhoods and to create employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns. Primary future land uses within the Employment Corridor specifically include industrial uses, business parks and technology based operations.

### **Zoning Analysis**

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed amendment to the site plan is suitable in view of the use and development of adjacent and nearby property along Candler Road as there are other light and heavy industrial zoning and uses adjacent.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that an industrial development would adversely affect adjacent or nearby property provided required buffers are maintained.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, but Board of Commissioners approval is required to amend conditions of the previously approved project.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The applicant will need to receive approval for public road access on Candler Drive from the Georgia Department of Transportation (GDOT). The industrial park should not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the Employment Corridor future land use designation. The intent of the Employment Corridor is to support industrial uses, business parks, and technology-based operations.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment**

**on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject properties are currently zoned Heavy Industrial (I-2) and partially developed with two metal buildings requiring retroactive building permits.**
- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Amending the site plan to allow four buildings for industrial uses is consistent with other light and heavy industrial development nearby along Candler Road including the Hall County Landfill across the street.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **As the property is already zoned Heavy Industrial (I-2), this would not create an isolated district unrelated to the surrounding districts.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The property is already zoned Heavy Industrial (I-2) and the proposed amendments to the site plan are not out of scale with the needs of the County as a whole or the immediate neighborhood.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed uses, however, the proposal to amend the conditions requires approval by the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request to amend conditions could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

#### **11.2.6.E - Submission requirements**

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
  - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**
  - b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
  - c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request**
  - d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission **This standard is not applicable to the applicant's request.**

#### **Development Support and Constraints**

##### **Hall County Environmental Health**

In an email dated January 16, 2025, Emily McGahee stated "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply

approval from other county departments. Further determination will be made during the plat review process. Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more.”

#### **Hall County Fire Marshal**

In an email dated January 15, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

- 1) Parcel Warning Tag noted on GIS.
- 2) New engineered metal building erected on property without site development or building review.
- 3) If approved, existing/proposed development will have to go through development review and meet all applicable fire code requirements.
- 4) Nearest fire hydrant from the new metal building is located 2,485 feet away at Lee Land Road and Candler Highway. Additional fire hydrant(s) will need to be installed to meet the International Fire Code requirements of Chapter 5, Section 507.5.1.

#### **Hall County Public Works and Utilities**

In a memo dated January 17, 2025, Bill Nash, Director of Public Works and Utilities, provided the following comments:

##### **Engineering:**

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

##### **Traffic:**

GDOT approval/permit required for driveway access to Candler Rd. (SR60)

##### **Utilities:**

No Hall County sewer available / Gainesville Sewer area.

#### **Georgia Department of Transportation**

In an email dated January 13, 2025, Henry Stevens, GDOT Civil Engineer 2, stated that GDOT coordination is required.